



December 27, 2022

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Ms. Paula Bennett, Commissioner's Assistant  
Tippecanoe County Board of Commissioners  
20 North Third Street  
Lafayette, IN 47901-1214

RE: Quotation for New Insurance Appraisals of 3 Buildings for TIPPECANOE COUNTY PROPERTIES,  
Lafayette, IN

Dear Ms. Bennett:

Hope you are having a pleasant holiday break. As we discussed earlier this year, I am supplying a quotation to complete a new appraisals of the Jail Complex that includes the new office building. Also, I have included the *Community Corrections Building on N. 9<sup>th</sup> Street*.

#### **PURPOSE**

The purpose of these appraisals is to determine the proper insurable value of the buildings.

#### **SCOPE OF WORK**

The building appraisals will include a detailed analysis of the major and minor building components, service equipment, floor area, and special construction. The report format will include a construction narrative, exterior photos, and perimeter footprint plan showing overall dimensions of the building. Values will include replacement cost new, insurable replacement cost and the sound value based on the accrued depreciation with consideration for observed age and condition. The building appraisal will exclude value for land, inventory, furniture & equipment, yard improvements such as landscaping, fencing, signage, flagpoles, parking lot pavement, sidewalks, etc.

#### **APPRAISAL FEE AND TERMS**

The base appraisal fee for the building appraisals are as follows:

	<u>Appraisal Fee</u>	<u>Annual Reappraisal Fee</u>
-Law Enforcement Building - County Jail 2640 Duncan Road, Lafayette, IN	\$ 6,940.00	\$ 75.00
-Law Enforcement Office Building – County Jail 2640 Duncan Road, Lafayette, IN	\$ 1,290.00	\$ 50.00
-Tippecanoe Co. Community Corrections Building 2800 North 9 <sup>th</sup> Street, Lafayette, IN	\$ 6,160.00	\$ 75.00
<b>Total 3 Building Insurance Appraisals</b>	<b>\$ 14,390.00</b>	<b>\$ 200.00</b>

Billing on this project will be 50% of fee upon completion of fieldwork plus travel expense with the remaining balance due upon receipt of the completed appraisal report. Travel expenses are billed at \$150.00/associate/day for the duration of this appraisal assignment.

#### **ANNUAL REAPPRAISAL**

The building appraisals will be updated on an annual basis for **\$200.00** and will be added to the existing reappraisal fees where applicable. These appraisals can be updated for ten years through 2033, at which time a proposal for a new appraisal will be submitted. If major changes occur to the building during this period, an additional charge of \$120.00/hr. plus travel is added to include them in the update and it may be recommended to perform a new appraisal of the building before 2033.

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Quotation for 3 Building Insurance Appraisals  
TIPPECANOE COUNTY PROPERTIES  
Various Locations  
Lafayette, Indiana

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**PROOF OF LOSS SERVICE**

For one year from the date of the initial appraisal field inspection and annually upon reappraisal updates, Buckland & Associates will assist as your representative in preparing a Statement of Loss for any insurable loss of the property appraised.

Any additional properties that you request to be added to this quotation will require an additional quotation. This quotation is valid for 90 days from date of issue. Please sign and return as your approval to complete these insurance appraisals of the buildings.

Submitted by:  
Buckland & Associates



Daniel W. Buckland  
Owner/Architect  
Appraiser-In-Charge

Accepted By: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_



**TIPPECANOE COUNTY, INDIANA  
ADDITIONAL TERMS AND CONDITIONS**

The attached and forgoing Quotation for New Insurance Appraisals dated December 27, 2022, between **The Board of Commissioners of Tippecanoe County** (County) and (Contractor) is amended to incorporate by reference the following terms and conditions. Any provisions in the attached agreement which may be inconsistent with the following provisions shall be ineffective to the extent of any such inconsistency.

**Non-Discrimination** – Pursuant to IC 22-9-1-10, Contractor and its subcontractors, if any, shall not discriminate against any employee or applicant for employment to be employed in the performance of this Agreement, with respect to hire, tenure, terms, conditions or privileges of employment or any matter directly or indirectly related to employment, because of race, color, religion, sex, disability, national origin or ancestry. Breach of the covenant may be regarded as a material breach of this Agreement.

**Governing Law; Exclusive Jurisdiction; Exclusive Venue** - This Agreement is entered into in Indiana and all matters arising under or related to this Agreement shall be governed by and construed in accordance with the substantive law (and not the law of conflicts) of the State of Indiana. Courts of competent authority located in Tippecanoe County, Indiana shall have sole and exclusive jurisdiction of any action arising out of or in connection with the Agreement, and such courts shall be the sole and exclusive venue for any such action.

**E-Verify Employment Eligibility Verification** - In accordance with IC 22-5-1.7, if Contractor has any employees or subcontractors, and the E-Verify program as defined in IC 22-5-1.7-3 is in existence, **Contractor** shall enroll in and verify the work eligibility status for all of Contractor's newly hired employees through the E-Verify program. Contractor shall not knowingly employ or an unauthorized alien, nor shall Contractor retain an employee Contractor subsequently learns is an unauthorized alien. The undersigned, on behalf of Contractor, hereby represents that Contractor does not knowingly employ an unauthorized alien at the time of executing this Agreement.

**Contract Reporting Requirements** - Contractor understands and acknowledges that the County is a "public agency" within the meaning of Indiana's Access to Public Records Act and, as such, the agreement or other contract between the parties may be subject to disclosure as a public record under IC 5-14-3. Contractor further understands and acknowledges that, under IC 5-14-3.8-3.5, if the amount to be paid during a calendar year by the County under the contract exceeds fifty-thousand dollars (\$50,000), the County will be required to scan and upload the digital image of the contract to the "Indiana transparency Internet web site."

**Anti-Nepotism Requirements** - Contractor hereby certifies either: a) Contractor is not a relative of an elected official (as defined by IC 36-1-21) of Tippecanoe County and is not a business that is wholly or partially owned by a relative of an elected official of Tippecanoe County; or b) the requirements set forth in IC 36-1-21-5(b) have been satisfied.

ACCEPTED:

TIPPECANOE COUNTY  
20 N. 3rd St.  
Lafayette, IN 47901

By: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

ACCEPTED:

BUCKLAND & ASSOCIATES  
19205 Amber Way  
Noblesville, Indiana 46060-8349

By: 

Title: OWNER

Date: 12-30-2022